

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
October 1, 2001

PRESENT: Dave Wakeman, Chairman
Tom Cowan
Don Hoefler
Terry Janicz
Andy Kelkenberg

Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:33pm by Dave Wakeman, Chairman. Don motioned to accept the minutes of the August 20th meeting, Terry seconded and all approved.

The board met with Joe Frey, Pat Bittar and Scott Witter regarding the Bright Meadows Golf Course expansion. Mr. Witter informed the board that the two wetlands delineation reports are tied together in the introduction of the second report. Dave will check. The distance from the roads was reviewed on hole #14 and #18. Hole 14 will have a 15' mound and trees shielding it from the bike path and hole #18 will have a bank to protect the road. Drew requested that an AG data sheet be forwarded to EC Planning. Don Folger's concerns were addressed as follows:

1. Mr. Witter was informed that code requires 5" of topsoil, where the plan called for only 4". He believes this will not be an issue, but if he can not meet that requirement, the Town will be informed.
2. There will be no removal of topsoil on this project.
3. The drainage issues were addressed as follows: There will be no increase in runoff due to the golf course expansion. The plan is to retain or divert as much water as possible. Drew felt a downstream drainage report is not necessary.
4. Regarding the special permit conditions set by the ZBA in 1987, the board requested that the applicant meet with Jeff Randall from Rothland's Golf Course to discuss the 150' mandatory buffer between the two golf courses. The board is requiring, in writing, an agreement from Rothland's to be in favor of removing the 150' buffer condition. Nathan Neill, Town Attorney, is researching the procedure to follow to amend the special permit set by the ZBA in 1987.

Don Wilson is reviewing the mitigation report simultaneously with the wetland study.

Comments have been received from the DEC and were addressed as follows:

1. A dam permit will not be required and the gas well has been addressed.

SPEDES report was mailed out October 1, 2001.

Schutt provided the town Engineer with an updated EAF.

Wendel will review the drainage and grading reports.

Tom motioned to recommend approval of this project pending comments from Wendel. Terry seconded the motion and all approved.

Don Folger entered the meeting at 9:00pm.

The board met with Pat Bittar and Peter Henley regarding the siteplan for Rattles to Reading Daycare and Northeast Caissons. Rattles to Reading siteplan was reviewed first. The Fire Company has received a copy of the site plan and has no comments. There will be approximately 22 employees, with 10-11 there at one time. Mr. Henley is applying for a license for 68 children. Rezoning has been completed and the stormwater issue addressed. There will be a fenced in play yard to the rear of the building. Utilities will be buried and currently plans are for a water well and septic system, which will be a raised sand filter bed as recommended by the health department due to the 4' depth to rock. Tom questioned the availability of public water due to the number of children expected. Suggestions were made to contact the village regarding this issue. Currently lighting is planned only on the building, no freestanding lights. Mr. Henley hopes to begin constructing the one

story building in mid November. The plan shows no landscaping and Pat Bittar will provide a plan that includes minimal landscaping at this time. The county will approve the road cut and drainage into the road ditch on Scotland Rd. FAA approval is needed for construction due to the Akron Airport's flight path.

The board next reviewed the Northeast Caissons plan. Presently only one road will be constructed, the one furthest to the east. The permit for the driveway has already been received from the county. This project will also require a raised sand filter septic system, per the health department, because of the depth to rock of 2'. A new water well will be dug on the east side of the building. There will be no fencing, and landscaping only around the front of the building. The rest will remain green space. Lighting will be on the building with a few freestanding lights towards the rear for loading pipe. The building will be as follows: the office constructed of brick, the shop will have an 8' concrete block wall topped in metal and the pole barn will be metal all the way up. There will be a 3' crawl space below the office, the shop will be slab on grade and the pole barn will have a stone floor. Andy motioned to recommend approval pending comments from the county, updated landscaping plan and comments from Wendel. Terry seconded and all approved.

The board decided to table the sign ordinance issue until the next meeting.

Tom motioned to adjourn the meeting at 10:00pm, seconded by Don and all approved.